

Parcel Analysis System (PAS)

Created to provide assessment and sales data to the public, the Parcel Analysis System (PAS) allows web users to easily search available information on one or more parcels. Reporting functionality enables each municipality to print summarized information right at home. PAS is really a multi-purpose web-based parcel related software application that promotes the integration and use of data, with GIS functionality, among multiple departments.

The information provided in PAS represents the current status of the data maintained by each town assessor's office. On the first page of the web-site users are given the option to search 'Enter Address and/or Parcel No' for either Niagara or Erie County. This means that any combination found for the information given will be listed with links to Google Maps when available.

Parcel Analysis System - Windows Internet Explorer
http://gis1.erie.gov/PASTAS/PAS/Default.aspx

Parcel Analysis System

Erie and Niagara County
PAS-TAS
PARCEL ANALYSIS SYSTEM • TAX ACCESS SYSTEM

Home Residential Comparisons Taxes Erie County Maps Niagara County Maps Help

Welcome to the Parcel Analysis System

Note: For best results, search on a part of a street name or part of a Parcel Number.
Not specifying anything in your search will give poor results.
Please do not include the street type (Ave, Rd, St, etc.) in your search.
(e.g. Lower E H for Lower East Hill)

Enter Address: 4 cott
And/Or Parcel No:
(e.g. Use Parcel Number 21.23 for 122.28-1-21.23)

Choose County: Niagara

Submit

244 Rows Found!
Show Comparables from this page on Map
Click on Yellow Headers to Sort

	1	2	3	4	5	6	7	8	9	10
GIS	Tax	Photo	ParcelNo	Address	Municipality					
			109.06-2-32	224 Olcott St	Lockport					
			109.06-2-66	146 Olcott St	Lockport					
			109.06-2-67.1	148 Olcott St	Lockport					
			109.06-2-74	204 Olcott St	Lockport					

So if the user types in the address '4 cott', any combination of the word is listed. Notice the small globes and dollar signs beside each thumbnail on the left. Those are links to that particular parcel in the Geographic Information System (GIS) or Tax Access System (TAS), respectfully. In the list, a link to Google Maps is also available.

Note that limited functionality is allowed for municipalities not currently participating in the PASTAS suite. Each address's parcel number (aka SBL) is also listed as a link to more detailed information about that particular parcel along with the full street address. Click on the 'Parcel No' (links are usually in blue) and information on the parcel is shown, such as the example below. Plus click on the 'Address' column header to sort the results by street address.

Property information from Sales and Assessed Value (AV) to the Legal Description of the parcel is displayed. Physical Information is also included with any data correlating to Grade to the SQFT of living area. All of which comes from the RPS database.

The screenshot shows the PAS-TAS web application interface. The header includes the title "Erie and Niagara County PAS-TAS" and the subtitle "PARCEL ANALYSIS SYSTEM • TAX ACCESS SYSTEM". The navigation bar contains links: Home, Residential, Comparisons, Taxes, Erie County Maps, Niagara County Maps, and Help.

The main content area is divided into two columns. The left column, titled "Property Information", contains a table with the following data:

Parcel Number	111.01-1-10	Property Class	1 Family Res
Address	4807 Cottage Rd	Municipality	Royalton
Location Zip	14105	Neighborhood	
Pin	29368911001000000000	Zoning	
SWTS	293689	Book	3290
School Code	293601	Page	606
Sale Price	\$77,000.00	Lot Frontage	100
Sale Date	2004-09-03	Lot Depth	217
Land AV	\$11,200.00	Acres	0
Total AV	\$85,000.00	Lot SQFT	0
County Taxable	\$85,000.00	GIS X Coordinate	1140228
Muni Taxable	\$85,000.00	GIS Y Coordinate	1158498
School Taxable	\$85,000.00	Legal Description	
School Taxable after STAR	\$55,000.00		
Village Taxable	\$0.00		
Total Exemptions	\$30,000.00		
Market Value	\$85,000.00		

The right column, titled "Physical Information", contains a table with the following data:

Grade	Average	Number of Rooms	0
Overall Condition	Normal	Number of Bedrooms	3
Interior Condition	Normal	Number of Baths	1.0
Exterior Condition	Normal	Number of Kitchens	1
Exterior Wall Material	Alum/vinyl	Number of Fireplaces	0
Bath Quality	Normal	Basement Type	Partial
Kitchen Quality	Normal	Number of Stories	1.0
Heat Type	Hot air	First Story	1128
Building Style	Split level	Second Story	0
Year Built	1975	Half Story	0
		Living Area SQFT	1128

Below the tables, there is a "Tax Access" link and a "GIS Map" link.

Users of the PAS site will be enabled to:

- Retrieve property and physical information on a parcel.
- Link to a parcel's GIS or tax data (if the municipality chooses to use the tax feature).
- Prepare a report summarizing up to four parcels at a time.
- Compare single or multiple parcels by
 - A combination of address and parcel number.
 - Assessed attributes such as those in the example below
 - Sales data (where available)

Select Parcel For Comparison - Windows Internet Explorer

http://gis1.erie.gov/PASTAS/PAS/ComparableSubject.aspx

Favorites Yahoo! Google

Select Parcel For Comparison

Erie and Niagara County
PAS·TAS
PARCEL ANALYSIS SYSTEM • TAX ACCESS SYSTEM

Home Residential Comparisons Taxes Erie County Maps Niagara County Maps Help

Subject Parcel

Note: For best results, search on a part of a street name or part of a Parcel Number.
Not specifying anything in your search will give poor results.
Please do not include the street type (Ave, Rd, Sq, etc.) in your search.

Select 1 (one) Parcel
for the Subject Parcel of the Comparison Report.

Enter Address: 4 cott

And/Or Parcel No:

Submit

632 Rows Found!
Click on Yellow Headers to Sort:

Photo	ParcelNo	Address	Municipality
Google maps	100.55-2-121	1140 Ellicott	Buffalo
Google maps	100.55-2-2	1114 Ellicott	Buffalo
Google maps	100.55-2-7	1094 Ellicott	Buffalo
Google maps	100.55-3-12	1054 Ellicott	Buffalo
Google maps	100.55-3-5	1074 Ellicott	Buffalo
Google maps	100.56-1-39	1141 Ellicott	Buffalo
Google maps	100.63-2-2	1044 Ellicott	Buffalo
Google maps	100.63-2-3	1042 Ellicott	Buffalo
Google maps	100.71-5-2.11	854 Ellicott	Buffalo

In this example, the Subject Parcel Number (SBL) has been chosen and now the user gets to search for similar parcels using the parameters (search options) above. Minimum Value is mandatory while the rest will default to 'Any' unless the user chooses to do otherwise. And if the Maximum Value is specified, it has to be greater then the Minimum Value or the user will be warned. Same is true for the Maximum Square Feet.

Select Parcel For Comparison - Windows Internet Explorer provided by Yahoo!

http://gis1.erie.gov/PASTAS/PAS/ComparableSelect.aspx?ParcelNo=81.03-2-4

Yahoo! Search

Select Parcel For Comparison

Erie and Niagara County
PAS·TAS
PARCEL ANALYSIS SYSTEM • TAX ACCESS SYSTEM

Home Residential Comparisons Taxes Maps

Define Comparable Parcels

Comparable Parcels Similar in Assessment to Subject Parcel.

Value Type ☒ Assessed ☐ Sales

Minimum Value 10000 * Required

Maximum Value

Minimum Sale Date Any

Minimum Square Feet 1000

Maximum Square Feet 200 >= Minimum Sq Ft

Minimum Bedrooms Any

Minimum Bathrooms Any

Municipality Any

Build Style Any

Property Class 0 - Any

Search

SUBJECT PARCEL NUMBER (SBL): 81.03-2-4
SUBJECT PROPERTY LOCATION: 140 Ellicott Creek Rd

[REDO QUERY](#)

Once the user determines what is to be searched, the Search button lists the results. Use the check boxes on the left of the data view to choose at least one but no more than three parcels for the Comparison Parcel(s) of the report. Note that the user can use any of the columns with yellow headers to sort through those rows that qualified for the search and the page numbers at the top of the data view can be used to look for additional parcels.

In the example below, two parcels have been chosen. Although not all of the properties match between the two parcels, they have similar Assessed Value and the same building style. Clicking the Report Preview will display the Subject Property along with up to three comparable properties.

Select Parcel For Comparison - Windows Internet Explorer provided by Yahoo!

http://gis1.erie.gov/PASTAS/PAS/ComparableResult.aspx?ParcelNo=81.03-2-4&Address=140+Ellicott+Creek+Rd&ValueType=Assessed&MinValue=10000&MaxValue=&SaleDate=

Yahool! Search

Select Parcel For Comparison

REDO QUERY

23257 Rows Found! Click on Yellow Headers to Sort.

SUBJECT PARCEL NUMBER (SBL): 81.03-2-4
SUBJECT PROPERTY LOCATION: 140 Ellicott Creek Rd
 Check at least 1 (one) but no more than 3 (three) parcels for the Comparison Parcel(s) of the report.

Report Preview

Compare	Photo	Parcel No	Address	Muni Name	School Code	Sqft	Style	Class	Stories	Ext Wall	Yr Built	Bedrms	Baths	Sale Date	Sale Price	Total AV	LOA
<input type="checkbox"/>	Google maps	103.12-4-1	999 Sherwood Ct	Depew	143007	1474	Ranch	1 Family Res	1.0	Alum/vinyl	1952	3	1.0	0	57000	62	
<input type="checkbox"/>	Google maps	114.19-2-1	999 Lossen Rd	Cheektowaga	143001	1936	Ranch	1 Family Res	1.0	Alum/vinyl	1983	3	2.0	8/8/2003	153000	99500	62
<input type="checkbox"/>	Google maps	80.19-7-2	999 Cleveland Dr	Cheektowaga	143003	1372	Cape cod	1 Family Res	1.5	Wood	1952	2	1.0	2/3/1999	1	51800	62
<input type="checkbox"/>	Google maps	80.19-7-1	997 Cleveland Dr	Cheektowaga	143003	1420	Cape cod	1 Family Res	2.0	Brick	1952	4	2.0	2/7/1996	1	55400	62
<input type="checkbox"/>	Google maps	114.19-2-93	996 Lossen Rd	Cheektowaga	143001	1466	Colonial	1 Family Res	2.0	Alum/vinyl	1987	3	1.0	5/1/1988	91585	88400	62
<input type="checkbox"/>	Google maps	80.19-5-13	996 Beach Rd	Cheektowaga	143003	1663	Old style	1 Family Res	2.0	Composition	1927	3	1.0	9/15/2006	55120	55800	62
<input checked="" type="checkbox"/>	Google maps	91.52-1-9	995 Maryvale Dr	Cheektowaga	143002	1521	Cape cod	1 Family Res	1.5	Alum/vinyl	1949	3	1.0	5/26/1999	54000	50000	62
<input type="checkbox"/>	Google maps	80.20-1-5	995 Beach Rd	Cheektowaga	143002	1856	Duplex	2 Family Res	2.0	Alum/vinyl	1952	4	2.0	0	55800	62	
<input type="checkbox"/>	Google maps	91.12-2-30.1	994 Maryvale Dr	Cheektowaga	143002	1176	Cape cod	1 Family Res	1.5	Alum/vinyl	1950	2	1.0	0	49400	62	
<input type="checkbox"/>	Google maps	114.07-8-18	994 Como Park Blvd	Cheektowaga	143001	1649	Cape cod	1 Family Res	1.5	Brick	1952	2	1.0	2/22/2002	70000	83000	62
<input type="checkbox"/>	Google maps	80.19-6-17	994 Cleveland Dr	Cheektowaga	143003	1184	Cape cod	1 Family Res	2.0	Wood	1950	3	1.0	7/23/2009	83740	48100	62
<input type="checkbox"/>	Google maps	114.16-7-15	994 Borden Rd	Cheektowaga	143007	1642	Colonial	1 Family Res	2.0	Alum/vinyl	1994	3	2.0	11/30/1993	9500	96000	62
<input type="checkbox"/>	Google maps	91.52-1-8	993 Maryvale Dr	Cheektowaga	143002	1404	Cape cod	1 Family Res	1.5	Concrete	1949	4	1.0	0	41000	62	
<input type="checkbox"/>	Google maps	114.19-2-92.2	992 Lossen Rd	Cheektowaga	143001	1470	Ranch	1 Family Res	1.0	Alum/vinyl	1988	3	1.0	10/1/1988	108000	87800	62
<input type="checkbox"/>	Google maps	114.16-7-16	992 Borden Rd	Cheektowaga	143007	1812	Cape cod	1 Family Res	1.7	Brick	1952	4	2.0	9/3/1993	82000	80000	62
<input type="checkbox"/>	Google maps	80.20-1-6	991 Beach Rd	Cheektowaga	143002	1856	Duplex	2 Family Res	2.0	Alum/vinyl	1952	4	2.0	0	55800	62	
<input type="checkbox"/>	Google maps	103.08-12-11	990 Sherwood Ct	Depew	145201	1320	Old style	1 Family Res	1.5	Alum/vinyl	1917	3	1.0	0	53400	62	
<input type="checkbox"/>	Google maps	91.06-16-1	99 Woodridge Ave	Cheektowaga	143003	1450	Ranch	1 Family Res	1.0	Alum/vinyl	1949	4	1.0	1/29/1998	1	53600	62
<input type="checkbox"/>	Google maps	80.20-8-21	99 White Rd	Cheektowaga	143002	1701	Cape cod	1 Family Res	1.7	Alum/vinyl	1954	4	1.0	0	57600	62	
<input type="checkbox"/>	Google maps	91.09-5-12	99 Westbrook Dr	Cheektowaga	143003	1138	Cape cod	1 Family Res	1.5	Alum/vinyl	1951	3	1.0	0	46800	62	
<input type="checkbox"/>	Google maps	91.20-11-18	99 Wellworth Pl	Cheektowaga	143002	1408	Cape cod	1 Family Res	1.7	Alum/vinyl	1946	3	1.0	2/11/1999	1	45600	62
<input type="checkbox"/>	Google maps	113.54-5-18	99 Warsaw St	Cheektowaga	143009	1448	Split level	1 Family Res	1.0	Alum/vinyl	1977	3	1.0	2/21/1997	1	60000	62
<input type="checkbox"/>	Google maps	102.18-2-28	99 Wallace Ave	Cheektowaga	143009	1043	Ranch	1 Family Res	1.0	Alum/vinyl	1959	3	1.0	9/5/2006	34000	49100	62
<input type="checkbox"/>	Google maps	113.55-3-23	99 Wabash Ave	Cheektowaga	143009	1368	Ranch	1 Family Res	1.0	Brick	1952	3	1.0	0	57800	62	
<input checked="" type="checkbox"/>	Google maps	125.06-16-3	99 W Toulon Dr	Cheektowaga	146801	1557	Raised ranch	1 Family Res	1.0	Alum/vinyl	1969	3	1.0	12/18/1998	68000	64500	62

Select Parcel For Comparison - Windows Internet Explorer provided by Yahoo!

http://gis1.erie.gov/PASTAS/PAS/ComparableReport.aspx?ParcelNo=81.03-2-4&Address=140%20Ellicott%20Creek%20Rd&ID1=91.52-1-9&ID2=125.06-16-3&Ct=2

Select Parcel For Comparison

Home Residential Comparisons Taxes Maps

SUBJECT PROPERTY

PARCEL ID NUMBER (SBL):	81.03-2-4	SALE PRICE: \$	84500
PROPERTY LOCATION:	140 Ellicott Creek Rd	SALE DATE:	06/14/2005
MUNICIPALITY:	Cheektowaga	LEVEL OF ASSESSMENT (LOA): %	62
YEAR BUILT:	1969	CURRENT ASSESSMENT: \$	53000
PROPERTY CLASS:	1 Family Res	LOT SIZE:	129.00 X 215.00
BUILDING STYLE:	Ranch	BUILDING AREA:	1296

REQUESTED ASSESSMENT IS \$ _____

BASIS FOR REQUEST: _____

IF ANY PROPERTY INFORMATION ON THE TOWN FILE APPEARS TO BE INCORRECT, OR IF SIGNIFICANT REPAIRS ARE NEEDED, PLEASE PROVIDE APPROPRIATE DOCUMENTATION SUCH AS A PROPERTY SURVEY, PHOTOGRAPHS, OR A RECENT APPRAISAL BY A NYS CERTIFIED APPRAISER. FOR APARTMENTS AND COMMERCIAL PROPERTIES, PLEASE PROVIDE A CURRENT RENT ROLL, COPIES OF ALL LEASES IN EFFECT, AND SUMMARIES OF INCOME AND EXPENSES FOR THE LAST THREE YEARS.

COMPARABLE PROPERTY #1

PARCEL NUMBER (SBL):	91.52-1-9	SALE PRICE: \$	54000
PROPERTY LOCATION:	995 Maryvale Dr	SALE DATE:	05/26/1999
MUNICIPALITY:	Cheektowaga	LEVEL OF ASSESSMENT (LOA): %	62
YEAR BUILT:	1949	CURRENT ASSESSMENT: \$	50000
PROPERTY CLASS:	1 Family Res	LOT SIZE:	61.00 X 110.00
BUILDING STYLE:	Cape cod	BUILDING AREA:	1521

COMPARABLE PROPERTY #2

PARCEL NUMBER (SBL):	125.06-16-3	SALE PRICE: \$	68000
PROPERTY LOCATION:	99 W Toulon Dr	SALE DATE:	12/18/1998
MUNICIPALITY:	Cheektowaga	LEVEL OF ASSESSMENT (LOA): %	62
YEAR BUILT:	1969	CURRENT ASSESSMENT: \$	64500
PROPERTY CLASS:	1 Family Res	LOT SIZE:	50.00 X 110.00
BUILDING STYLE:	Raised ranch	BUILDING AREA:	1557

Done

Internet 100%

Pertinent data such as the municipality and LOA have been included in the Comparison Report to ensure the relativity of the information displayed. The user can print using a command button at the bottom of the report and/or continue with their search. Note that on the report are areas where the user can enter additional information before referring to their town clerk or tax collector.

No matter what the size of the municipality, each town can expect expedient searching capabilities with even phone modem web users. Microsoft .Net, the latest in web technology, along with a collection of indexes on keys common to the application's searches enable PAS to soar through records and ease users' needs for phone calls or visits to their town offices.